

ZB# 02-35

Steven Weissman

73-5-8

#02-35 Weissman, Steven

Area 73-5-8

Prelim

June 10, 2002

Public Hearing

July 8, 2002

Granted

Refund: \$194.00



-35 Weidman, Steven

Area 13-5-8



APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Weissman, Steven

FILE# 02-35

RESIDENTIAL: \$50.00
INTERPRETATION: \$150.00

COMMERCIAL: \$150.00

AREA X

USE

APPLICATION FOR VARIANCE FEE \$ 50.00

ESCROW DEPOSIT FOR CONSULTANT FEES \$ 300.00

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE 6/11/02 - 3 \$ 13.50

2ND PRELIMINARY- PER PAGE 7/8/02 - 5 \$ 22.50

3RD PRELIMINARY- PER PAGE \$

PUBLIC HEARING - PER PAGE \$

PUBLIC HEARING (CONT'D) PER PAGE \$

TOTAL \$ 36.00

ATTORNEY'S FEES: \$35.00 PER MEETING

PRELIM. MEETING: 6/10/02 \$ 35.00

2ND PRELIM. 7/8/02 \$ 35.00

3RD PRELIM. \$

PUBLIC HEARING. \$

PUBLIC HEARING (CONT'D) \$

TOTAL \$ 70.00

MISC. CHARGES:

..... \$
TOTAL \$ 106.00

LESS ESCROW DEPOSIT \$ 300.00
(ADDL. CHARGES DUE) \$
REFUND DUE TO APPLICANT .. \$ 194.00

*Paid
ck. #5374
6/26/02*

*Paid
ck. #5373*

[illegible]

STEVEN WEISSMAN
324 NINA ST.
NEW WINDSOR, NY 12553

50-235 617
219
0266408467

5373

DATE

6/26/02

PAY TO THE
ORDER OF

Town of New Windsor
Three Hundred and ~~xx~~
~~xx~~

\$300.00

DOLLARS

THE
BANK OF
NEW
YORK

Route 17K Office, 201 Auto Park Place
Newburgh, NY 12550



MEMO

ZBA-02-35

⑆021902352⑆ ⑈0266408467⑈ 5373

... HINA ST.
NEW WINDSOR, NY 12553

50-235 617
219
0266408467

5374

DATE

6/26/02

PAY TO THE
ORDER OF

Town of New Windsor \$50.00
Fifty and ~~00~~ ^{xx} ~~00~~ ^{xx}

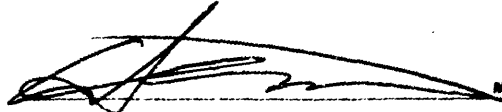
DOLLARS

THE
BANK OF
NEW
YORK

Route 17K Office, 201 Auto Park Place
Newburgh, NY 12550

MEMO

26A #02-35



⑆021902352⑆ ⑆0266408467⑆ 5374

-----X
In the Matter of the Application of

STEVEN WEISSMAN

MEMORANDUM OF
DECISION GRANTING
AREA VARIANCES

#02-35.
-----X

WHEREAS, STEVEN WEISSMAN, residing at 324 Nina Street, New Windsor, New York, N. Y. 12553, has made application before the Zoning Board of Appeals for a 9 ft. side and rear yard variances for proposed shed, plus variation of Section 48-14C(1)(c) of the Supplemental Yard Regulations to permit a 6 ft. fence between the principal structure and street at the above single-family residence in an R-4 zone; and

WHEREAS, a public hearing was held on the 8th day of July, 2002 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared on behalf of this Application; and

WHEREAS, there was one spectator appearing at the public hearing; and

WHEREAS, one person spoke neither in favor of nor in opposition to the Application, but had certain questions; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and in The Sentinel, also as required by law.

2. The evidence presented by the Applicant showed that:

(a) The property is a residential property located in a neighborhood containing one-family properties.

(b) The topography of the property is that there is a significant slope in front of Applicant's property thereby rendering a 4 ft. fence as allowed by the Zoning Code inadequate to shield the property from neighboring motorists.

(c) There is an existing 4 ft. fence on the property which will be replaced, if the variance is granted, by a 6 ft. fence. The new fence will be located in the same place as the prior fence.

- (d) The proposed shed will be similar in size and construction to other sheds in the neighborhood.
- (e) Because of the location of this lot, it has, legally, two front yards although it appears, visually, to have only one.
- (f) The proposed fence will be a significant distance from the adjacent roadway and will not exceed the vision of motorists on the adjacent roadway.

(g) Neither the shed nor the fence will be located on top of any sewer or water easements. Because of the appearance of the property, location of the shed as required by the Zoning Code would impair the use of the property and the passage thereon.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variances will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant which can produce the benefits sought.
3. The variances requested are substantial in relation to the Town regulations but nevertheless are warranted.
4. The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.
6. The benefit to the Applicant, if the requested variances are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variances are appropriate and are the minimum variances necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variances.

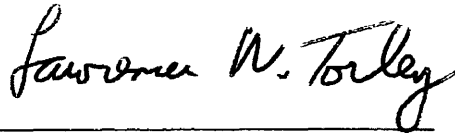
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 9 ft. side and rear yard variance for proposed shed, plus variation of Section 48-14C(1) (c) of the Supplemental Yard Regulations to permit a 6 ft. fence to exist between principal structure and street at the above address, in an R-4 zone, as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: September 23, 2002.

A handwritten signature in cursive script, reading "Lawrence W. Torley", written in black ink.

Chairman

7/24/02

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO Frances Roth
168 N. Drury Lane
Newburgh, N.Y. 12550 DR.

DATE		CLAIMED	ALLOWED
7/5/02	Zoning Board Mtg	75 00	
	Misc - 2		
	Thom - 3		
	Levano - 3		
	Puglia - 5		
	Weissman - 5 22.50		
	Billik - 4	94 00	
	<u>22</u>	<u>174 00</u>	

PUBLIC HEARING:

WEISSMAN, STEVEN

MR. TORLEY: Request for 9 ft. side and rear yard variances for proposed shed and variation of Section 48-14C(1)(c) of Supplemental Yard Regulations to permit a 6 ft. fence to exist between principle structure and street at 324 Nina Street in an R-4 zone.

Mr. Steven Weissman appeared before the board for this proposal.

MR. TORLEY: Anybody wish to speak on this matter?

MS. CORSETTI: For the record, Mr. Weissman and I sent out 81 notices to adjacent property owners on June 26th.

MR. TORLEY: Okay, sir?

MR. WEISSMAN: Okay, with regards to the fence, you can see by this how my property slopes down drastically, there's a 4 foot fence, I have a permit for that, but I need the 6 foot fence when my grandson is almost 3, spends a lot of time over and it's a play house and behind the play house is a whole set of swings and slides and I just don't need people going by on the street and seeing him there. The current fence is about 13 1/2 feet from the street, you can see how far it is from Nina Street, quite a distance away.

MR. TORLEY: New fence will be no closer than this?

MR. WEISSMAN: No, it will be in the same holes, the post holes, yeah.

MR. KANE: With the building of the shed, you're not going to create any water hazards or runoffs?

MR. WEISSMAN: No, it will be on crushed stone and 4 by 4s or 4 by 6s I have under, it will have drainage holes drilled through them so the water can pass freely.

MR. KANE: Shed itself will be similar in design and

size as other sheds in the neighborhood?

MR. WEISSMAN: Absolutely.

MR. TORLEY: This lot has, because of the layout, has two front yards?

MR. WEISSMAN: Yes.

MR. TORLEY: Two front yards require you to have the variance?

MR. WEISSMAN: On the fence, yes, sir.

MR. TORLEY: Were this a single front yard kind of lot, you would not need a variance for the fence?

MR. WEISSMAN: Understood.

MR. KANE: That's not going to impede the vision of any traffic in any way?

MR. WEISSMAN: Absolutely not, no.

MR. KANE: Also not going over any easements?

MR. WEISSMAN: Correct.

MR. REIS: You're actually replacing the 4 foot with the 6 foot fence?

MR. WEISSMAN: Correct, same place.

MR. TORLEY: Where are you going to put the shed?

MR. WEISSMAN: Sure, this spot where some hedges are missing.

MR. TORLEY: Where you have written shed?

MR. WEISSMAN: Yes, sir, and this is the view from the street back.

MR. TORLEY: How close to the back yard will the shed be?

MR. WEISSMAN: I'd say it would be at least a foot and half, two feet from the, on the back of the yard or side yard.

MR. TORLEY: Side yard.

MR. WEISSMAN: I would say the structure of the shed will be two feet, I just asked for a 9 foot variance to give me a little leeway. I don't want to be half an inch.

MR. TORLEY: What's the practical difficult that prevents you from moving the shed, to position it in the yard to fit the zoning code?

MR. WEISSMAN: It would block my whole yard, would not give us free passage.

MR. TORLEY: Is this hedge yours or your neighbors?

MR. WEISSMAN: It's entirely on my property, it will be on, if you were to continue the hedge, it would be on my side of the property.

MR. TORLEY: So this little hedge row is on your property?

MR. WEISSMAN: Yes, sir, entirely.

MR. TORLEY: This is a shed similar, not necessarily identical, but similar to other sheds in the neighborhood?

MR. WEISSMAN: Yes, sir.

MR. KANE: And those have their sheds in the back yards?

MR. WEISSMAN: Yes, sir, in the back corners.

MR. TORLEY: Gentlemen, if you have no questions at this time, I'll open it up to the public. Sir, you have to identify yourself.

MR. KRESEVIC: John Kresevic, I'm Steve's neighbor. Where am I on the property adjacent to where he's putting the shed?

MR. TORLEY: Where the hedge row is.

MR. KRESEVIC: Personally, I don't know whose property that is nor do I care, I talked to Steve about this and I really don't have any problems with it. The only thing that I am not clear on is I'm going to be selling my house in the upcoming months, I just want to make sure that there's no issues where a new person coming in with the shed or when Steve says that he might put a fence of some sort as well by those hedges, I just want to make sure that there's no issues there.

MR. TORLEY: That's not with us, as long as he maintains his, he can put a 4 foot fence right up to your property line, but that's within the zoning code, anybody can do that.

MR. KRESEVIC: Okay.

MR. TORLEY: The only thing we're taking about now is the 6 foot fence towards the road side and the location of the shed.

MR. WEISSMAN: If I can make one point for John, the fence that I said behind the shed I showed you the vinyl fence that was in the hedge, that's the kind of fence, that's the only fence.

MR. KRESEVIC: Like I said, I personally don't have a problem, I just want to protect any new people coming in.

MR. TORLEY: He cannot intrude on your property line, we can't grant somebody a variance to put a shed on your line. He's asking to put it a little closer to the side yard.

MR. KRESEVIC: It will be two feet from the property line, is that correct?

MR. WEISSMAN: It will be over a foot from the property

line.

MR. TORLEY: His variance would permit him to go that close, he doesn't have to go that close, he could, but he does not have to. He may decide when he's getting ready to put it up, maybe I can back off six inches, all we're saying if he's granted a variance, he'd be legally allowed to put a shed a foot from the property line, but he's not required to put it a foot.

MR. KRESEVIC: He can put it right on the property line?

MR. TORLEY: No, he can't get any closer than that.

MR. KRESEVIC: Okay, then there's no issue.

MR. TORLEY: So you have no objection to the granting of this?

MR. KRESEVIC: None at all, I just wanted to make sure any new people were safe.

MR. TORLEY: If there's no other questions from the audience, we'll close the public hearing and go back to the members of the board.

MR. REIS: Accept a motion?

MR. TORLEY: Yes.

MR. REIS: I make a motion that we grant Mr. Weissman his requested variance for 324 Nina Street.

MR. KANE: Second the motion.

ROLL CALL

MR. REIS	AYE
MR. KANE	AYE
MR. RIVERA	AYE
MR. TORLEY	AYE

7/8/02 Public Hearing: Weissman #02-35

Name: Address:

John Kresevic

322 WIND ST

New Windsor NY 12553

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: May 14, 2002

REVISED: June 26, 2002

**APPLICANT: STEVEN WEISSMAN
324 NINA STREET
NEW WINDSOR, NY 12553**

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: MAY 13, 2002

FOR : EXISTING SHED

LOCATED AT: 324 NINA STREET

ZONE: 73-5-8

DESCRIPTION OF EXISTING SITE:

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

- 1. EXISTING 10X12 SHED. Does not meet minimum 10ft. set back**

Louis J. Kynkeon
BUILDING INSPECTOR

PERMITTED 10ft.

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-4 USE: 48-14-A-1B

MIN. LOT AREA:

MIN LOT WIDTH:

REQ=D.. FRONT YD: .

REQ=D. SIDE YD:

1ft.

9ft.

REQD. TOTAL SIDE YD:

REQ=D REAR YD:

1ft.

9ft.

REQ=D FRONTAGE:

MAX. BLDG. HT.:

FLOOR AREA RATIO:

MIN. LIVABLE AREA:

DEV. COVERAGE:

cc: Z.B.A., APPLICANT, FILE ,W/ ATTACHED MAP

OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

Packin.
June 10, 2002
Page 1 of 2
#02-35

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (914)563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.

DATE: MAY 14, 2002

COPY

APPLICANT: STEVEN WEISSMAN
324 NINA STREET
NEW WINDSOR, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: MAY 14, 2002

FOR : 6 ft. fence


LOCATED AT: 324 Nina Street SEC/BLK/LOT: 73-5-8

ZONE: R-4

DESCRIPTION OF EXISTING SITE: Single family dwelling

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1.48-14,C (1C) Maximum height of a fence between the principal building and the street on which it fronts is 4 ft. Proposed fence is 6 ft. A variance for a 6 ft. fence is required.


BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-4 USE: 6ft. fence

6ft. fence between street & building

MIN. LOT AREA:

MIN LOT WIDTH:

REQ=D.. FRONT YD:

REQ=D. SIDE YD:

REQD. TOTAL SIDE YD:

REQ=D REAR YD:

REQ=D FRONTAGE:

MAX. BLDG. HT.:

FLOOR AREA RATIO:

MIN. LIVABLE AREA:

DEV. COVERAGE:

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway pond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and percolation test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:
Building Permit #: _____

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises STEVEN WEISSMAN

Address 324 NINA ST Phone # 562-9329

Mailing Address SAME Fax # _____

Name of Architect _____

Address _____ Phone _____

Name of Contractor SELF

RECEIVED

MAY 13 2002

BUILDING DEPARTMENT

Address _____ Phone _____

State whether applicant is owner, lessee, agent, architect, engineer or builder OWNER

If applicant is a corporation, signature of duly authorized officer. _____
(Name and title of corporate officer)

1. On what street is property located? On the E side of NINTH
and FIRST (N, S, E or W)
feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section _____ Block _____ Lot _____

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy _____ b. Intended use and occupancy _____

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other

6. Is this a corner lot? yes

7. Dimensions of entire new construction. Front 23' Rear _____ Depth _____ Height _____ No. of stories _____

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____
Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost _____ Fee NO FEE

denial ^{to} Zoning

____/____/____
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances


Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Liel & Louis Kryshear
New Windsor Town Hall
655 Union Avenue
New Windsor, New York 12553
(845) 563-4818
(845) 583-4885 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, place or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.


(Signature of Applicant)

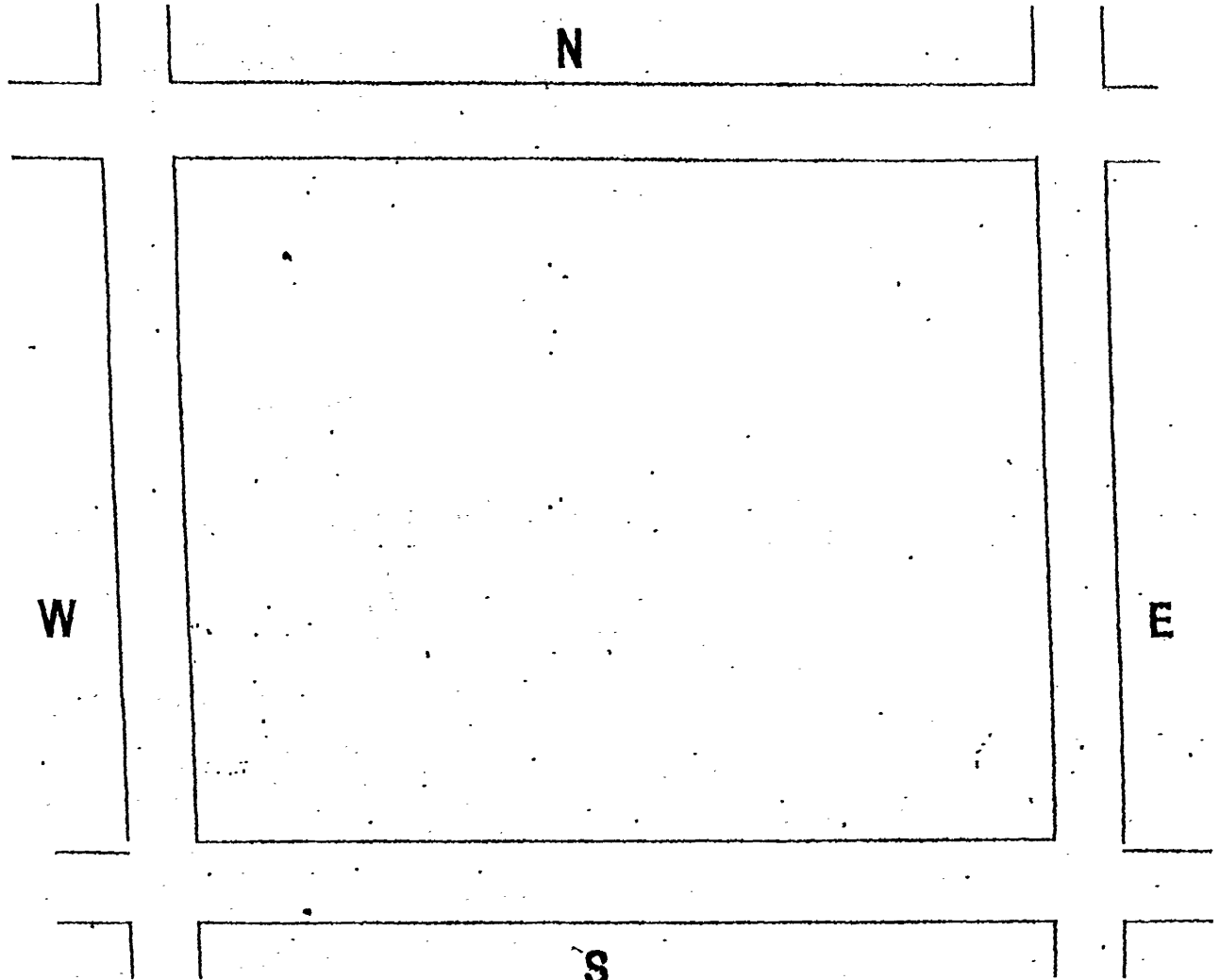
(Address of Applicant)


(Owner's Signature)

PLOT PLAN

(Owner's Address)

NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Date 6/28/82

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO Frances Roth DR.
168 N. Drury Lane
Newburgh N.Y. 12550

DATE			CLAIMED	ALLOWED
6/10/82	Zoning Board Mtg		75 00	
	Misc. - 4			
	Kocher - 5			
	Hudson Valley Drilling - 2			
	Weissman - 3			
	House of Apache - 21			
	Donovan - 4			
	Westage Corp. - 3			
	Smith - 2			
	Dehrhoff - 10			
	54		243 00	
			318 00	

WEISSMAN, STEVEN

MR. TORLEY: Request for 8 ft. side yard and 8 ft. rear yard to construct a shed, plus variation of Section 48-14A(1)(b) of the Supplemental Yard Regulations to permit a 6 ft. fence between principle building and street at 324 Nina Street in an R-4 zone.

Mr. Steven Weissman appeared before the board for this proposal.

MR. WEISSMAN: My house is a corner house, I have the two front yards on the side street, Frost Street. I would like to put a fence a little over 13 feet from the curb, it's 6 feet high now, it's passed the building proper to the street, I'd like to construct--

MR. KANE: With the fence, would there be any blocking of the vision for traffic?

MR. WEISSMAN: No, from that fence to Nina Street is about 70 feet.

MR. KANE: Would you please bring a couple of pictures so we can see?

MR. WEISSMAN: I have a drawing.

MR. KANE: Photographs would be good for the record.

MR. WEISSMAN: There's an existing 4 foot fence up there.

MR. TORLEY: That shows us some idea of the traffic vision.

MR. MCDONALD: What type fence, stockade?

MR. WEISSMAN: Yeah, stockade.

MR. TORLEY: And this is an existing shed?

MR. WEISSMAN: No, it's a shed I want to put in there.

MR. TORLEY: You're very nearly a first, somebody

coming in looking for a variance before the shed goes up.

MR. WEISSMAN: We had a 6 foot fence there until I refinanced and for the C.O. I had to go around so I learned so that's why before I put the--

MR. KANE: With putting in the fence in that zone, it's 10 or 12 foot of the property line?

MR. BABCOCK: Ten foot.

MR. KANE: Explain to us why you can't do if you haven't built the shed yet, why can't you do that?

MR. WEISSMAN: Because I want to put it in the unused corner of the property.

MR. KANE: But you're coming out two feet each way you're looking.

MR. WEISSMAN: Correct, at the back right corner, it's going to be two feet from the right property edge and it will actually be about four or a foot from the back property edge.

MR. TORLEY: Again, photographs are a real help to show the neighbors and yours.

MR. MCDONALD: Is this going to be a pre-built shed?

MR. WEISSMAN: It will be a pre-built.

MR. MCDONALD: On a concrete slab?

MR. WEISSMAN: Is that what the town requires?

MR. MCDONALD: Not really.

MR. WEISSMAN: I thought of putting down pads or just something like that, pads at the corners.

MR. MCDONALD: Not to go over any septic or any water?

MR. WEISSMAN: We have no septic.

MR. KANE: Just please be ready to address why it couldn't be the ten, ten and you need to go 22, okay, and like Larry said, pictures of your back yard would be helpful.

MR. WEISSMAN: Sure.

MR. TORLEY: And you have to say why you want the 6 foot high fence, what reason do you have for the 6 foot high rather than 4 foot high.

MR. WEISSMAN: The back yard slopes down.

MR. TORLEY: Just saying I want to doesn't really cut it.

MR. WEISSMAN: Understood.

MR. TORLEY: Also, you're to be aware there's no regulations, you can put plantings and shrubberies 12 feet and there'd be no variance required.

MR. WEISSMAN: I know that.

MR. MCDONALD: Accept a motion?

MR. TORLEY: Yes.

MR. MC DONALD: I move we set up Mr. Weissman for his requested variance.

MR. RIVERA: Second it.

ROLL CALL

MR. RIVERA	AYE
MR. MC DONALD	AYE
MR. KANE	AYE
MR. REIS	AYE
MR. TORLEY	AYE

ZONING BOARD OF APPEALS
Summer Session - July 8, 2002

AGENDA

7:30 p.m. Roll Call - Motion to accept minutes of 6/10/02 as written.

PRELIMINARY MEETINGS:

- 1. THOM, DAVID - Request for 32.5 ft. front yard for existing deck and addition, plus 63% developmental coverage at residence 104 John Street in an R-4 zone. (13-4-15).**
- 2. LOVANO, JOSEPH - Request for variation of Sec. 48-14A(4) to allow placement of shed closer to road than principle structure at 66 Beaver Brook Road in an R-4 zone. (57-1-48.1).**
- 3. PUGLIA, JANET - Request for 5 ft. side yard and 7 ft. rear yard variances for proposed attached pool deck at 5 Birchwood Drive in an R-4 zone. (39-5-3).**

PUBLIC HEARING:

- 4. WEISSMAN, STEVEN - Request for 9 ft. side and rear yard variances for proposed shed and variation of Sec. 48-14C(1)(c) of Supp. Yard Regs. to permit a 6 ft. fence to exist between principle structure and street at 324 Nina Street in an R-4 zone.**
- 5. BILLIK, MARY - Request for 3 ft. rear yard variance for construction of in-ground pool at 2307 Pioneer Trail in an R-3 zone. (77-9-4).**

Formal Decisions: (1) Smith

Pat - 563-4630 (o) Or 562-7107 (h).

ZONING BOARD OF APPEALS:TOWN OF NEW WINDSOR
COUNTY OF ORANGE:STATE OF NEW YORK

-----X
In the Matter of the Application for Variance of

AFFIDAVIT OF
SERVICE
BY MAIL

Steven Weissman

02-35,

-----X
STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

Michelle Babcock, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside in New Windsor, Orange County, N. Y.

That on the 26th day of June, 2002, I compared the 86 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor regarding the above application for a variance and I find that the addresses are identical to the list received. I then caused the envelopes to be deposited in a U.S. Depository within the Town of New Windsor.

x Michelle Babcock

Sworn to before me this

26th day of June, 2002.

Patricia A. Corsetti
Notary Public

PATRICIA A. CORSETTI
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County
Commission Expires August 31, 2005



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

81

June 19th, 2002

Steven Weissman
324 Nina Street
New Windsor, NY 12553

Re: 73-5-8

Dear Mr. Weissman:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$105.00, minus your deposit of \$25.00.

Please remit the balance of \$80.00 to the Town Clerk's Office.

Sincerely,

Leslie Cook
Sole Assessor

LC/srr
Attachments

CC: Pat Corsetti, ZBA

7-1-1
Clifford & Elizabeth Davis
14 Cimorelli Drive
New Windsor, NY 12553

73-1-16
Michael Restuccia
30 Sloan Court
Wallkill, NY 12589

73-3-12
Bankers Trust Co of CA Trustee for
Vendee Mortgage Trust
C/O Countrywide Home Loans
1800 Tapo Canyon Rd MSV 108
Simi Valley, CA 96063

7-1-2
Deborah Bouley & Max Bousche
16 Cimorelli Drive
New Windsor, NY 12553

73-2-17
Marilyn Mutinelli
334 Nina Street
New Windsor, NY 12553

73-3-13
John & Mary Guarracino
429 Philo Street
New Windsor, NY 12553

7-1-3
Daniel & Joyce Dulude
18 Cimorelli Drive
New Windsor, NY 12553

73-2-18
Elliott & Vicki Cohen
332 Nina Street
New Windsor, NY 12550

73-3-14
Kenneth & Jeanne Martin
427 Philo Street
New Windsor, NY 12553

7-1-25
Ronald & Ellen Lander
12 Cimorelli Drive
New Windsor, NY 12553

73-2-19
Francis & Geraldine Nicolosi
330 Nina Street
New Windsor, NY 12553

73-4-1
Bob & Rosemary Hersh
444 Philo Street
New Windsor, NY 12553

73-1-10
Richard Horak
504 MacNary Road
New Windsor, NY 12553

73-2-20
Thomas & Joanne Farrell
328 Nina Street
New Windsor, NY 12553

73-4-2
Thomas & Kathleen Finneran
446 Philo Street
New Windsor, NY 12553

73-1-11
Henry Pizzonia & Frances Fox
502 MacNary Road
New Windsor, NY 12553

73-2-21
Allen & Stephanie Mittelman
326 Nina Street
New Windsor, NY 12553

73-4-3
William Corcoran
448 Philo Street
New Windsor, NY 12553

73-1-12
Michael & Tammy O'Hara
421 Philo Street
New Windsor, NY 12553

73-3-1
Henry Cruz
357 Nina Street
New Windsor, NY 12553

73-4-4
Christopher & Elke Spencer
450 Philo Street
New Windsor, NY 12553

73-1-13
Dominick & Melissa Pileggi
423 Philo Street
New Windsor, NY 12553

73-3-2
Phyllis & Myron Bernstein
746 Hewitt Lane
New Windsor, NY 12553

73-4-5
Kevin & Leslie Hofving
452 Philo Street
New Windsor, NY 12553

73-1-14
Patrick & Mary Ann Mc Carthy
425 Philo Street
New Windsor, NY 12553

73-3-3
Darryl & Sarah Dreyer
353 Nina Street
New Windsor, NY 12553

73-4-10
Samuel Martinez, Jr.
335 Nina Street
New Windsor, NY 12553

73-1-15
Michael & Trude Antonacci
609 Sim Street
New Windsor, NY 12553

73-3-11
Joseph & Elizabeth Como
433 Philo Street
New Windsor, NY 12553

73-4-11
Joseph Hafner & Hyon Lemons
333 Nina Street
New Windsor, NY 12553

73-4-12
Daniel Peralta
331 Nina Street
New Windsor, NY 12553

73-7-19
Barbara Hanly
432 Philo Street
New Windsor, NY 12553

73-7-29
David Velsor
317 Nina Street
New Windsor, NY 12553

73-4-13
Brian & Diane Picerno
329 Nina Street
New Windsor, NY 12553

73-7-20
William Murphy & Jamira Torres Murphy
434 Philo Street
New Windsor, NY 12553

73-7-30
Secretary of Housing & Urban Dev.
C/o First Preston Foreclosure Specialists
One Sentry Place 475 Sentry Pkwy #5000
Blue Bell, PA 19422

73-4-14
John & Catherine Canale
327 Nina Street
New Windsor, NY 12553

73-7-21
George II & Terri Jessen
436 Philo Street
New Windsor, NY 12553

75-3-6
Joachin & Rochelle Walters
65 Keats Drive
New Windsor, NY 12553

73-5-2
John & Pamela Lathrop
312 Nina Street
New Windsor, NY 12553

73-7-22
Richard & Rose Linet
438 Philo Street
New Windsor, NY 12553

75-3-7
James & Rose Trinka
67 Keats Drive
New Windsor, NY 12553

73-5-3
John Todd & Marlayna Wiley
314 Nina Street
New Windsor, NY 12553

73-7-23
Matthew & Carla Weiss
440 Philo Street
New Windsor, NY 12553

75-3-8
Agostinho & Nannette Domingues
69 Keats Drive
New Windsor, NY 12553

73-5-4
Hadassa Schwartz
316 Nina Street
New Windsor, NY 12553

73-7-24
Frank & Deborah Prego
442 Philo Street
New Windsor, NY 12553

75-3-9
Raymond Hertel
401 E. 89th Street Apt 16C
New York, NY 10128

73-5-5
Harold & Susan Boro
318 Nina Street
New Windsor, NY 12553

73-7-25
Steven Dixon
325 Nina Street
New Windsor, NY 12553

75-3-10
Ronald & Maureen Avallone
73 Keats Drive
New Windsor, NY 12553

73-5-6
Robert & Pamela Ramos
320 Nina Street
New Windsor, NY 12553

73-7-26
Robert & Mary Volz
323 Nina Street
New Windsor, NY 12553

75-3-11
Robert & Catherine Kasprak
75 Keats Drive
New Windsor, NY 12553

73-5-7
John & Marilyn Kresevic
322 Nina Street
New Windsor, NY 12553

73-7-27
Mikhail Ostritsky & Alexandra Ostritskaya
321 Nina Street
New Windsor, NY 12553

75-3-12
Robert & Diane Mounier
77 Keats Drive
New Windsor, NY 12553

73-6-8
Frank & Jeanette Servedio
419 Philo Street
New Windsor, NY 12553

73-7-28
Harriet Chittick
319 Nina Street
New Windsor, NY 12553

75-3-13
Robert Jr. & Antoinette Faig
79 Keats Drive
New Windsor, NY 12553

75-9-1
Joseph & Maria Ritosa
323 Burroughs Lane
New Windsor, NY 12553

75-9-2
David Barile & Stephanie Hannigan
321 Burroughs Lane
New Windsor, NY 12553

75-9-3
Dominic Desmond
319 Burroughs Lane
New Windsor, NY 12553

75-9-4
Crystal & Hugh Glenn
317 Burroughs Lane
New Windsor, NY 12553

75-9-5
Joan Ruffino
315 Burroughs Lane
New Windsor, NY 12553

75-9-6
Andrew & Sharon Resler
313 Burroughs Lane
New Windsor, NY 12553

75-9-7
Cynthia Volpe & Mark Tarr
311 Burroughs Lane
New Windsor, NY 12553

75-9-8
Frank & Lenore Stiliho
66 Keats Drive
New Windsor, NY 12553

75-9-9
Maurice & Theresa Swanson
76 Keats Drive
New Windsor, NY 12553

75-9-10
Brian & Melissa Henneberry
78 Keats Drive
New Windsor, NY 12553

75-9-11
George Baltsas & Michelle Vina-Baltsas
80 Keats Drive
New Windsor, NY 12553

75-9-12
Joseph & Angela Bell
82 Keats Drive
New Windsor, NY 12553

75-9-13
John & Colleen McManamon
84 Keats Drive
New Windsor, NY 12553

75-9-14
Michael Jr. & Jane Lauria
86 Keats Drive
New Windsor, NY 12553

75-9-15
Anthony & Beverley Marchesani
88 Keats Drive
New Windsor, NY 12553

75-10-4
Ben & Irena Eng
91 Keats Drive
New Windsor, NY 12553

75-10-5
David Jr. & Debra Ann Patterson
89 Keats Drive
New Windsor, NY 12553

75-10-6
Konstantinos & Margarita Ioannidis
87 Keats Drive
New Windsor, NY 12553

75-10-7
David & Migdalia Ramos
85 Keats Drive
New Windsor, NY 12553

75-10-8
Leo & Sandra Talbot
83 Keats Drive
New Windsor, NY 12553

75-10-9
Michael Sulla & Kathleen Healy
380 Frost Lane
New Windsor, NY 12553

Pls. publish immediately. Send bill to Applicant @ below address.

PUBLIC NOTICE OF HEARING

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 35

Request of Steven Weissman

for a VARIANCE of the Zoning Local Law to Permit:

installation of shed of less than the allowable side & rear yards; and
to allow a 6ft. fence to exist between principle structure & shed;

being a VARIANCE of Section: 48-14 of Supplementary Yard Regs.

for property situated as follows:

324 Nina Street, New Windsor, NY

known and designated as tax map Section 73, Blk. 5 Lot 8

PUBLIC HEARING will take place on the 8th day of July,
2002 at the New Windsor Town Hall, 555 Union Avenue, New Windsor,
New York beginning at 7:30 o'clock P.M.

Lawrence Torley
Chairman

By: Patricia A. Consetti, Secy.

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE

02-35
Date: 06/19/02.

✓ I. Applicant Information:

- (a) STEVEN WEISSMAN, 324 NINA ST, NEW WINDSOR
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of contractor/engineer/architect/surveyor)

II. Application type:

☐ Use Variance
☒ Area Variance

☐ Sign Variance
☒ Interpretation

✓ III. Property Information:

- (a) R-4 324 NINA ST 73-5-8 80x100 ±
(Zone) (Address of Property in Question) (S-B-L) (Lot size)
- (b) What other zones lie within 500 feet? _____
- (c) Is pending sale or lease subject to ZBA approval of this Application? NO
- (d) When was property purchased by present owner? 1987
- (e) Has property been subdivided previously? NO
- (f) Has property been subject of variance previously? NO. If so, when? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? yes-shed

IV. Use Variance. N/A

- (a) Use Variance requested from New Windsor Zoning Local Law,
Section _____, Table of _____ Regs., Col. _____.

(Describe proposal) _____

(b) The legal standard for a "Use" Variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

✓ V. Area Variance:

(a) Area variance requested from New Windsor Zoning Local Law,

Shed - Section 48-14A(c) Table of Supp. Yard Regs., Col. 6.

Fence - Sec. 48-14C(1)(c) -

"

Proposed or
Available

Variance
Request

Permitted

Min. Lot Area

Min. Lot Width

Reqd. Front Yd.

Shed: Reqd. Side Yd. 10 ft. 1 ft. 9 ft.

shed: Reqd. Rear Yd. 10 ft. 1 ft. 9 ft.

Reqd. Street

Frontage*

Max. Bldg. Hgt.

Fence

Min. Floor Area*

Dev. Coverage*

Floor Area Ratio**

Parking Area

* Residential Districts only

** Non-residential districts only

✓ (b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe

why you believe the ZBA should grant your application for an area variance:

REF! Fence See photo & Ground slopes A LOT TOWARD STREET. want
PRIVACY. SHED - NEAR CORNER OF PROPERTY, OTHERWISE IT WOULD
ONLY GO IN THE MIDDLE OF BACKYARD.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law,
Section _____, Supplementary Sign Regulations

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign #1	_____	_____	_____
Sign #2	_____	_____	_____
Sign #3	_____	_____	_____
Sign #4	_____	_____	_____

- (b) Describe in detail the sign (s) for which you seek a variance, and set forth your reasons for requiring extra or oversized signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building and free-standing signs? _____.

~~VI~~

VII. Interpretation.

- (a) Interpretation requested of New Windsor Zoning Local Law,
Section _____.

- (b) Describe in detail the proposal before the Board:

✓ **VIII. Additional comments:**

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

where approved 4' fence is I'll put 6' fence IT DOESN'T AFFECT
TRAFFIC SAFELY.

IX. Attachments required:

- ☒ Copy of referral from Bldg./Zoning Inspector or Planning Board.
- ☒ Copy of tax map showing adjacent properties.
- ☒ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☒ Copy of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☒ *N/A.* Copy(ies) of sign(s) with dimensions and location.
- ☒ Two (2) checks, one in the amount of \$ 50.00 and the second check in the amount of \$ 50.00, each payable to the TOWN OF NEW WINDSOR.
- ☒ Photographs of existing premises from several angles.

X. Affidavit.

Date: 6/26/02

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/or information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

X. Sharma
(Applicant)

Sworn to before me this

26th day of June, 2002

XI. ZBA Action:

(a) Public Hearing date: _____

PATRICIA A. CORSETTI
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County
Commission Expires August 31, 2015

RD-33-16941

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 18th day of June, nineteen hundred and eighty-seven,
 BETWEEN PAUL TRINKER and JANET TRINKER, husband and wife,
 324 Nina Street, New Windsor, New York

party of the first part, and STEVEN WEISSMAN, *Residing at 324 Nina Street,
 New Windsor, N.Y. 12550*

party of the second part.

WITNESSETH, that the party of the first part, in consideration of

TEN (\$10.00)

dollars,

lawful money of the United States, and other good and valuable consideration paid
 by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
 successors and assigns of the party of the second part forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
 lying and being in the Town of New Windsor, County of Orange, State of
 New York, being shown and designated as Lot #37, Block C as
 shown on a certain map entitled "Woodwind" (formerly MacNary)
 Town of New Windsor, Orange County, New York, dated February
 1972, revised April 18, 1972 and filed in the Orange County
 Clerk's Office on September 26, 1972 as Map #2869 (2 sheets).

ALSO BEING DESCRIBED AS ALL that tract or parcel of land situated
 in the town of New Windsor, County of Orange and State of New York
 bounded and described as follows:

73-5-8
 BEGINNING at a point on the Southeasterly line of Nina Street,
 said point being the intersection of the Northeasterly line of
 Lot No. 38, Block C, on the Southeasterly line of Nina Street
 as shown on a subdivision map entitled "Woodwind", said filed
 map being filed in the Orange County Clerk's Office on
 September 26, 1972, as map no. 2869; thence running along the
 Southeasterly line of Nina Street the following: North 31-05-00
 East 81.00 feet, and on a curve to the right having a radius of
 20.00 feet for distance of 31.42 feet to a point; thence along
 the southerly line of Sim Street South 56-55-00 East 80.00 feet
 to a point; thence along the Westerly line of lands now or
 formerly Brune, and along the mean of a stone wall South 31-05-00
 West 101.00 feet to a point; thence along the Northerly line
 of Lot No. 38, Block C, on said filed map no. 2869, North 56-55-00
 West 100.00 feet to the point of place of beginning.

Subject to the existing easements and rights of ways of record,
 if any.

BEING the same premises conveyed by Deed from Dominick Pipitone
 to Paul Trinker and Janet Trinker, husband and wife, dated November
 20, 1985 and recorded November 21, 1985 in liber 2442 Page 143.

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
(This Page is Part of the Instrument)

PRINT IN TYPE BLACK INK ONLY

SECTION 71 BLOCK 5 LOT 8

PAUL TRINKER and
JANET TRINKER

TO

STEVEN WEISSMAN

RD-33-16941

RECORD AND RETURN TO.
(Name and Address)

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY.

John K. McGuirk, Esquire
McGuirk, Levinson, Zeccola, Seaman,
Reineke & Ornstein, P.C.
Falkirk Road, P.O. Box 244
Central Valley, New York 10917

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 055362 DATE _____ AFFIDAVIT FILED _____ 19 ____

INSTRUMENT TYPE DEED ☒ MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ OTHER _____

BG20 Blooming Grove _____
CH22 Chester _____
CO24 Cornwall _____
CR25 Crawford _____
DP28 Deerpark _____
GO30 Goshen _____
GR32 Greenville _____
HA34 Hamptonburgh _____
HI36 Highland _____
MK38 Munsink _____
ME40 Monroe _____
MT42 Montgomery _____
MH44 Mount Hope _____
HI46 Newburgh (T) _____
NW49 New Windsor ☒
TU50 Tuxedo _____
WA52 Watkill _____
WA54 Warwick _____
WA56 Wawayanda _____
WC58 Woodbury _____
MH59 Middletown _____
HC11 Newburgh _____
PJ13 Port Jervis _____
9949 Hold _____

SERIAL NO _____

Mortgage Amount \$ _____

Exempt Yes _____ No _____

Received Tax on above Mortgage _____

Basic \$ _____

MTA \$ _____

Spec. Add. \$ _____

TOTAL \$ _____

MARION S. MURPHY
Orange County Clerk

by: _____

ORANGE COUNTY CLERK'S OFFICE SS.

Recorded on the 19th day of

June, 19 87 at 10:38
O'clock A M. in LibertFilm 2734
Deed at page 180 and examined.

Marion S. Murphy
County Clerk

CHECK ☒ CASH _____ CHARGE _____

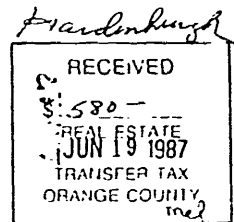
MORTGAGE TAX \$ _____

TRANSFER TAX \$ 580

RECORD FEE \$ 14

REPORT FORMS \$ 5

CERT COPIES \$ _____



2734 150

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

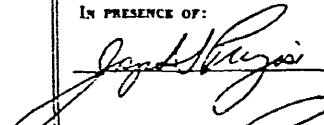
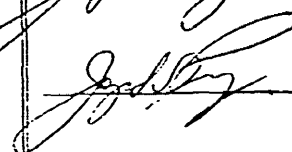
TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

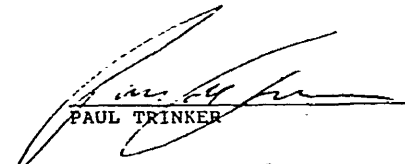
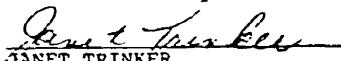
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires. IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


PAUL TRINKER

JANET TRINKER

STATE OF NEW YORK, COUNTY OF ULSTER

On the 18th day of June 1987, before me personally came PAUL TRINKER and JANET TRINKER

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

John C. DeLoe
Notary Public
Ulster County
Commission Expires 7-30-89

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came
to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the
of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came
the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

Title No.

SECTION 73

BLOCK 5

LOT 8

COUNTY OR TOWN New Windsor, Orange
County

TO

RETURN BY MAIL TO:

MCGUIRK, LEVINSON, ZECCOLA, SEAMAN,
REINEKE & ORNSTEIN, P.C.
Falkirk Road, P.O. Box 244
Central Valley, New York
Zip No. 10917

Reserve this space for use of Recording Office.

2734 183